175.0	0005	0010.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	706,100 / 706,100
					USE VALUE:	706,100 / 706,100
					ASSESSED:	706,100 / 706,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		NICOD ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ARONS DANIEL M
Owner 2:	SCULLY SARAH E
Owner 3:	
Street 1:	19 NICOD ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	SAVIGNANO LEONARD J--ETAL -
Owner 2:	SAVIGNANO PATRICIA A -
Street 1:	19 NICOD ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1956, having primarily Wood Shingle Exterior and 2142 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	286,100		420,000	706,100
Total Card	0.138	286,100		420,000	706,100
Total Parcel	0.138	286,100		420,000	706,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 329.65 | /Parcel: 329.6

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	117493
GIS Ref	
GIS Ref	
Insp Date	08/09/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 175.0-0005-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	286,100	0	6,000.	420,000	706,100	706,100	Year End Roll	12/18/2019
2019	101	FV	227,300	0	6,000.	414,000	641,300	641,300	Year End Roll	1/3/2019
2018	101	FV	232,800	0	6,000.	318,000	550,800	550,800	Year End Roll	12/20/2017
2017	101	FV	232,800	0	6,000.	300,000	532,800	532,800	Year End Roll	1/3/2017
2016	101	FV	232,800	0	6,000.	276,000	508,800	508,800	Year End	1/4/2016
2015	101	FV	217,300	0	6,000.	258,000	475,300	475,300	Year End Roll	12/11/2014
2014	101	FV	217,300	0	6,000.	237,600	454,900	454,900	Year End Roll	12/16/2013
2013	101	FV	217,300	0	6,000.	237,600	454,900	454,900		12/13/2012

!13671!

PRINT

Date	Time
12/11/20	03:35:43

LAST REV

Date	Time
08/28/18	10:24:59
apro	
13671	

USER DEFINED

Prior Id # 1:	117493
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SAVIGNANO LEONA	33878-264		10/19/2001		415,000	No	No		
	13068-406		10/1/1976		47,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/9/2018	Inspected	CC	Chris C
6/26/2018	MEAS&NOTICE	BS	Barbara S
10/5/2008	Meas/Inspect	345	PATRIOT
1/25/2002	MLS	MM	Mary M
12/13/1999	Meas/Inspect	256	PATRIOT
7/20/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	6									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	15	%
Bsmnt Flr:	14 - Asphalt Tile		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.29814816
Const Adj.:	0.99841499
Adj $ / SQ:	136.090
Other Features:	71000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	351457
Depreciation:	65371
Depreciated Total:	286086

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

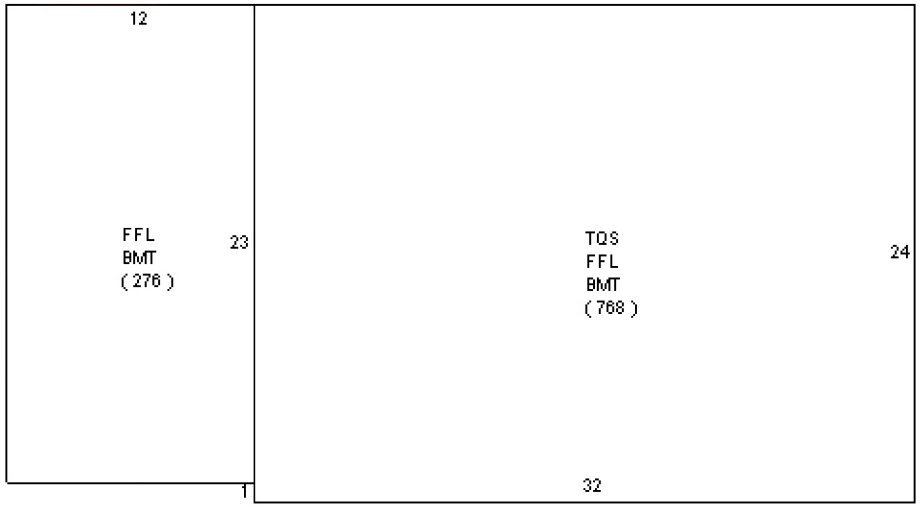
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	136.09
Special Features:	0	Val/Su Net:	107.39
Final Total:	286100	Val/Su SzAd	176.60

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,044	57.460	59,992
FFL	First Floor	1,044	136.090	142,077
TQS	3/4 Story	576	136.090	78,388
	Net Sketched Area:	2,664	Total:	280,457
Size Ad	1620	Gross Are	2856	FinArea 2142

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	G	

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	7X12	A	AV	1980	0.00	T	31.2	101						

PARCEL ID

175.0-0005-0010.0

IMAGE

AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:		Total Special Featues:		Total:	